

community 1st
THE COMMUNITY COMPANY

PARTNERSHIP e·BULLETIN

Together we can transform our communities

Winter 2012

Community 1st Oldham – Working in partnership to transform local community facilities in Oldham.

As a long term local partner, we provide expert estate management, development and support services to projects and partnerships that make a difference to the borough.

NHS
Oldham

Pennine Care **NHS**
NHS Foundation Trust

Oldham
Council

Season's Greetings!

Welcome to the festive edition of your Community 1st newsletter.

Inside you'll find the latest news and updates from Community 1st Oldham and our partners, including an update on Hill Top Surgery in Fitton Hill and exciting plans for a new health centre in Delph.

If you would like to find out further information or have any comments or feedback on any stories in the newsletter, please do get in touch.

Finally, I'd like to wish everyone a very Merry Christmas and a Happy New Year from all of us at Community 1st Oldham.

Neil Charlesworth
Director, Community 1st Oldham
ncharlesworth@c1o.co.uk



Keep up-to-date with our activities. Visit our website for more information –

www.community1stoldham.co.uk and follow us on Twitter [@Comm1stOldham](https://twitter.com/Comm1stOldham).



Planning Application Submitted for New Medical Centre in Delph

A planning application was submitted by Community 1st Oldham on behalf of Saddleworth Medical Practice on 3rd December for a new two-storey medical centre in Delph. The medical centre will replace the existing outdated facility on the same site, with transitional arrangements being put in place by the PCT while work takes place.

The new building will provide improved facilities for both staff and patients with flexibility built into the design to allow for reconfiguring spaces if required in the future, and the ability to use and share space for several purposes. The use of traditional materials and sensitive design will ensure the building fits in harmoniously with its surroundings in the Delph Conservation Area.

Work is expected to begin in early 2013, subject to planning approval.



Delph Medical Centre

Hill Top Surgery Update

Construction of the new Hill Top Surgery next to Fitton Hill Neighbourhood Centre in Fitton Hill is progressing well. All external ground work is complete, the building is now watertight, windows are fitted and plastering has started. The project is on target to complete in February 2013.



Annual Review Report

Community 1st Oldham is currently preparing an annual review report to update our stakeholders on the partnership's work since our last review and our plans for the future. The report should be distributed in the New Year and will be available on our website.

Capital Works Update

Community 1st continues to work closely with the NHS in Oldham to manage and deliver an on-going programme of estate improvement capital works. Details of some current projects are below.

Failsworth Primary Care Centre, Ashton Road West

Two units in the centre have undergone small scale refurbishment works. Unit G5 now has two additional treatments rooms, new flooring and has been re-decorated. Unit F3 has also undergone re-decoration. Both projects are now complete.

Hossain Practice, Ashton Road West, Failsworth

A new medical room has been created, along with re-flooring and re-decoration throughout the entire practice. The project is now complete.

Quayside Medical Practice, Keppel Building, Ashton Road West, Failsworth

Minor refurbishment works to the air conditioning, along with re-decoration are currently being carried out and is due to complete before Christmas.

Failsworth Group Practice, Keppel Building, Ashton Road West, Failsworth

Refurbishment work started in early December to include a new floor and re-decoration with completion due in the New Year.

Chadderton South Health Centre, Eaves Lane, Chadderton

Work will be carried out in the New Year to replace windows, exterior paths and repair fencing at the centre. Work is currently awaiting building control permission.

Chadderton Town Health Centre, Middleton Road

Work will be carried out in the New Year to replace windows and exterior paths at the health centre. Work is currently awaiting building control permission.

Oldham Integrated Care Centre, New Radcliffe Street

Air conditioning units have been installed in the dental unit at the Oldham ICC.

Royton Health and Wellbeing Centre, Park Street

Air conditioning units have been installed in the dental unit at Royton Health and Wellbeing Centre.

Your local Community 1st Facilities Management Team

The Community 1st Facilities Management team is the first point of contact for any tenant representative issues or queries. The whole team is now based on the 8th floor of the Integrated Care Centre, providing a truly local service to all our tenants.

Building users **should** liaise with their own centre managers who will ensure any issues raised are dealt with in accordance with established building procedures.



**Ruth Cureton –
Senior Facilities Manager**

Contact: rcureton@equitysolutions.org.uk



**Amy Lawrence –
Lead Facilities Manager**

Facilities Manager for Block Lane Surgery and Chew Vale Surgery.

Contact: alawrence@equitysolutions.org.uk



**Peter Keeling –
Facilities Manager**

Facilities Manager for Oldham Integrated Care Centre and Royton Health and Wellbeing Centre.

Contact: pkeeling@equitysolutions.org.uk



**Jason Critchley –
Facilities Manager**

Facilities Manager for Chadderton Wellbeing Centre, Glodwick Primary Care Centre, Moorside Medical Centre and Werneth Primary Care Centre.

Contact: jcritchley@equitysolutions.org.uk

Community 1st Premises Management Updates

Winter Messages

1 Gritting Arrangements

With cold weather predicted this winter, please make sure you have plenty of grit available as supplies can run out quickly.

2 Heating

If you have a problem with an area of your building feeling too cold to work in, Building Managers must remember to take a temperature reading of the area prior to reporting the issue to the helpdesk, so that the Facilities Manager can act accordingly.

Staff should ensure that control over the local thermostats within the building is maintained. All of the thermostats do not need to be turned up to full temperature. A mid-range will ensure a consistently comfortable temperature within individual rooms, and lower settings can be used in corridor areas where people do not spend any significant length of time. It might be wise to assign a member of staff to conduct a walk-round to check all thermostats to ensure the building is comfortably heated, but is not creating unnecessary energy costs.

3 Security

As some buildings will not be open at their usual operational times over the Christmas period, please can staff ensure all security checks are undertaken before the buildings are closed for these longer periods.

4 Severe Weather

Severe cold weather warnings are in place for winter. Heating systems in all Community 1st buildings operate on frost control, which ensures the pipes are protected from the possibility of a burst due to expansion.

Whilst there have been no incidents of flooding in the area, Building Managers should be aware of any future flood warnings and monitor the weather forecast so you are prepared for any potential issues.

5 Christmas Decorations

We do not wish to be 'Bah-Humbug', but please could all Building Managers ensure all electrical Christmas decorations, such as fairy lights, have had an electrical safety test.

6 Contacting Community 1st over Christmas

The helpdesk will operate as normal over the Christmas period, providing 24 hour cover for any building issues which may arise. The Community 1st Facilities Management Team, has a 24 hour Duty Facilities Manager available throughout the festive period on a rota basis, who is contactable via the Helpdesk in an emergency.

Helpdesk: 0843 507 1700

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Community 1st Oldham

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New Radcliffe Street, Oldham OL1 1LN
Building 1000, Kings Reach, Yew Street
Stockport SK4 2HG

If you have an interesting story to tell about your building or building users for our newsletter or would like more information about any of the above please get in touch via info@community1stoldham.co.uk

Telephone: 0161 831 9722

Email: info@community1stoldham.co.uk

Website: www.community1stoldham.co.uk

Twitter: www.twitter.com/Comm1stOldham



A very Merry Christmas and Happy New Year
from all at Community 1st Oldham.

We look forward to working with you in 2013.